

# 12 Moodie Street, Farrer, ACT 2607

CapitalResidential

## Sold House

Tuesday, 14 November 2023

12 Moodie Street, Farrer, ACT 2607

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 864 m2**

**Type: House**



Cory McPherson  
0261733000

## Contact agent

**\*\*PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY\*\*** Positioned overlooking Moodie Park and enjoying a handsome street presence on the high side of a quiet loop street, this highly renovated family home offers a flexible floorplan for a growing family. The huge, well-equipped kitchen is the central hub between the formal sitting and dining rooms at the front of the home and the huge sunroom/ informal living room at the rear, which opens via a glass sliding door to the extensive Modwood entertaining deck. The sunroom enjoys a wonderful relationship with the mature richly planted garden via the multiple double glazed picture windows, which also allow a fabulous transfer of natural light throughout. The accommodation consists of four bedrooms. The palatially proportioned master suite enjoys a bank of storage robes, an exquisite ensuite bathroom and direct access to the rear deck and the private rear garden. The main bathroom has also been renovated and services the guest bedrooms. Other features include a new ducted reverse cycle air conditioning system, L.E.D lighting, excellent insulation, double glazed windows and doors, quality window treatments, a new water tank, car accommodation for three vehicles and a plethora of under house storage. Positioned close to excellent schools, Canberra Hospital, the trendy Farrer shops and the bustling Woden Town Centre, it is ideally positioned for a wonderful family lifestyle. Property features:

- A handsome street presence
- Positioned on the high side of the street overlooking Moodie Park
- Separate formal sitting and dining rooms
- Sunroom/ informal living room at the rear (separate reverse cycle unit)
- Front of the home has toughened glass windows
- The remainder of the home is double glazed throughout
- Sunroom opens to a fabulous Modwood entertaining deck and the established richly planted rear garden
- LED lighting
- Insulated walls + underfloor insulation
- Quality window treatments throughout
- Kitchen: • Glass splashback • 900 mm upright gas cooktop with an electric oven • Huge breakfast bench • Excellent storage
- Palatial Master bedroom - opens to the rear deck
- Renovated ensuite with a frameless shower
- Renovated guest bathroom
- New ducted reverse Cycle
- Colourbond fencing
- Garaging for three vehicles and under house storage
- Electric hot water
- Water tank with a pump

Block size: 864 sqm Property size: Living: 192 sqm Garage: 55 sqm Unimproved Land Value: \$770,000 (2023) Rates: \$4,052 P.A Land tax (only if rented): \$7,276 P.A Energy efficiency rating: 5.0 Year of construction: 1968 Sunroom extension: 2022

Comparable sales:

Address	Date	Price
Steinwedel Street, Farrer	01/05/2023	\$1,452,000
15 Roseworthy Crescent, Farrer	06/11/2023	\$1,450,000
11A Gatton Street, Farrer	23/09/2023	\$1,445,000
50 Drevermann Street, Farrer	07/10/2023	\$1,390,000
10 Custance Street, Farrer	11/09/2023	\$1,370,000

Distance to: Farrer Shops 600m Farrer Primary School 1.4 kms Southland shopping centre 2.0 kms Melrose High School 2.2 kms Marist College 2.8 kms Woden Town Centre 4.1 kms Canberra Hospital 4.8 kms Erindale Shopping Centre 5.2 kms Erindale College 5.2 kms Parliament House 12.1 kms Canberra City 14.5 kms

Owner's comment: For us, it's time to downsize. Our beautiful home will leave us with everlasting memories of entertaining family and friends over the years. It is also a lovely spacious retreat to come to and relax in. Our home is in such an amazing location with the park across the road that has delighted our grandchildren. We also love the friendliness of the neighbourhood and its central access to shops and transports. The beautiful sunroom is our special place. We love having our morning coffee out there, especially with the glorious sunshine beaming through the big glass windows whilst enjoying the vista of the back garden. It's our connection to nature. The back deck is where we have entertained our family and friends on many wonderful occasions. I'm sure our home will provide a social, happy and relaxed sanctuary for the new buyer, just like we have had over the years.